

MINUTES

WARRICK COUNTY AREA PLAN COMMISSION

Regular meeting held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, June 10, 2013, 6:00 PM

PLEDGE OF ALLEGIANCE: A moment of silence was held followed by the Pledge of Allegiance.

MEMBERS PRESENT: Guy Gentry, President; Mike Moesner, Richard Reid, Jeff Valiant and Jeff Willis.

Also present was Morrie Doll, Attorney; Sherri Rector, Executive Director and Sheila Lacer, Staff.

MINUTES: Upon a motion made by Mike Moesner and seconded by Jeff Valiant, the Minutes of the last regular meeting held May 13, 2013, were approved as circulated.

The Chairman explained the Rules of Procedure to the audience and stated any rezoning receiving a recommendation this evening will be forwarded to the County Commissioners on July 8, 2013, at 4:00 PM, in this the Commissioners Meeting Room.

REZONING PETITION:

PC-R-13-05- Petition of Miles Property Development LLC, by Tambi Miles, Pres. To rezone 6.53 acres located on the S. side of New Harmony Rd. (N 400) approximately 0 feet E of the intersection formed by New Harmony Rd. (N 400) and Zoar Church Rd. (W 1050); Campbell Twp. from "A" Agricultural zoning to "C-1" Neighborhood Commercial zoning. *Complete legal on file. Advertised in The Standard May 30, 2013.*

Tambi Miles was present.

The President called for a staff report.

Mrs. Rector stated they still need return receipts from certified mail of notice of this meeting to the State of Indiana. She said that once they receive either the green card or unopened envelope they will need to submit them. She said they were mailed to the address on file in the Auditor's Office.

Mrs. Miles said she went on the USPS website and it shows the letters were delivered but she hasn't received the green cards.

Mrs. Rector said this is a request to rezone 6.53 acres from "A" Agricultural zoning to "C-1" Neighborhood Commercial zoning. She stated there is no minimum lot size requirement for a

commercial zoning and the Comprehensive Plan has no projection for this area. Mrs. Rector stated the property is currently vacant and the surrounding property to the North, South, and West is zoned Agricultural and is vacant and the property to the East is zoned Agricultural with a shower house and guard house. She stated that in 2003 Newmaster EERWA Development LLC, Tom Newmaster, Pres. owned this and the surrounding property to the north, south and east. She said he obtained a Conditional Use Approval (BZA-CU-03-07) for a 401 acre recreational center including but not limited to a campground, restaurants, club house, golfing facilities, riding stables and lodge. She added Improvement Location Permits were issued for a guard house and a shower house, but the recreation area never expanded and Mr. Newmaster has done a subdivision and a parcelization on part of the original property. She commented this property is Parcel 1 in a parcelization recently approved and there are no current structures on this particular piece of property. She stated there is no flood plain on the property and the entrance will be off of New Harmony Rd. She said they will need to file for a commercial driveway permit if this rezoning is approved. Mrs. Rector stated that according to the petition, their proposed use is various recreational uses which is allowed in this zoning. Mrs. Rector added the applicant has submitted a 3 phase site plan over the course of 5 to 10 years. She said Phase 1 projects construction of parking lots, concessions, picnic tables and shelters within 1 to 2 years; Phase 2 projects construction of lake pavilions and expansion of lake within 2 to 5 years and Phase 3 projects construction of a 40 X 60 outdoor café or restaurant, a 24 X 40 farmers market, a 24 X 40 recreational rentals building, expansion of parking lot, and outdoor community events within 5 to 10 years. She said they did meet with the Site Review Committee and all of their proposed uses fit within the "C-1" zoning classification and that is why they are asking for this zoning without a Use and Development Commitment because they are limited to the lowest commercial zoning of "C-1". She said the application is in order but they do need to bring in the green cards or unopened letters.

Ascertaining the petitioner had nothing to add, the President called for questions from the Board.

Mrs. Rector said she thinks they want this for the bicyclists that ride in this area and the runners.

Mrs. Miles said that and the people who fish and hunt out there in the Bluegrass area.

Jeff Valiant asked about the rental end of it, are they looking at a building to rent out or shelter houses or what.

Mrs. Miles said they are planning on a combination of an area that would have a restaurant/café and an extending portion that would have either farmers market or canoe rentals and then anything that would have to do with bicycles, whether it be a repair shop or something to that effect but she feels more on the canoe rental side.

Ascertaining there were no other questions from the Board and being no remonstrators present, the President called for a motion.

Mike Moesner made a motion based on the evidence presented and petition on file to recommend approval of PC-R-13-05 to the County Commissioners. The motion was seconded by Richard Reid and unanimously carried.

The President informed Mrs. Miles she would need to attend the July 8, 2013 Commissioners Meeting at 4:00 P.M. for final approval.

SUBDIVISIONS FOR PRIMARY PLAT APPROVAL:

PP-13-08- Victoria Bluffs Section 2 by Victoria Manor, LLC, Rick Friedman, Member. 8.712 acres located on the N.E. side of Victoria Bluffs Dr. approximately 1100' E of the intersection formed by Medinah Dr. and Victoria Bluffs Dr. Boon Twp. Lot No. 21-23, in Estates at Victoria #3 Subdivision. *Complete legal on file. Advertised in The Standard May 30, 2013.*

Irma Friedman and Jordan Aigner, P.E., Aigner Engineering were present.

The President called for a staff report.

The Executive Director stated she has all of the return receipts from certified mail of notice of this meeting to the adjacent property owners. She stated lots 1 & 2 are zoned "R-1B" and lots 3, 4 & 5 are zoned "R-1D". She said that "R-1B" zoning requires lots of at least 12,000 square feet and a minimum width at the building line of 80 feet and "R-1D" zoning requires a minimum of ½ acre lot and 100 feet at the building line. She stated this is a replat of lots 21, 22 & 23 in the Estates at Victoria #3. She said they are creating five lots and the only access to these lots is through Victoria Bluffs Subdivision and so for continuity, the name of this subdivision is now Victoria Bluffs Section 2. Mrs. Rector said there is no flood plain on this property and the Commissioner's ruled that no improvements will be required to the existing streets. She said that due to the lots being over one acre, sidewalks are not required however, the County Engineer recommended sidewalks be provided. She said the developer has agreed to put sidewalks in the subdivision. She said the Drainage Board ruled no changes from previously approved drainage plans were required. She said they have a capacity letter from Newburgh Sewer and Indiana American has a water line available with sufficient capacity. She said this is a five lot residential subdivision and the plat needs some minor corrections. She said in order for one of the lot to meet the minimum width at the building line it would need a 35' building line and so they decided to have all the lots have a 35' setback in order to have uniformity. She said the plat is in technical conformity with the Subdivision Control Ordinance.

The petitioners had nothing to add.

Ascertaining there were no questions from the Board and being no remonstrators present, the President called for a motion.

Rick Reid made a motion to approve PP-13-08. The motion was seconded by Jeff Valiant and unanimously carried.

OTHER BUSINESS:

Formal Complaint ~ Wendall and Nancy West ~ 2722 Walnut Lane ~ OWNER OF RECORD: Wendall and Nancy West~ Junk Salvage Yard in an “A” Agriculture zoning district. Cease and Desist Notice and Notice to Appear sent on March 27, 2013. *On April 8, 2013, were given 30 days to bring property into compliance and 60 days to remove mobile home. Granted an additional 30 days on May 13, 2013.*

Nancy West was present.

The President called for a staff report.

Mrs. Rector said this has been ongoing for a couple of months and last month the Board granted her an additional thirty days to clean up the property due to all of the rain they have had. She said Guy Gentry went to the property this morning and took photographs and he said it doesn't appear much is different from last month. She said they have the pictures in their packets.

Guy Gentry said it looked like some things had been picked up down by the shed and it looked like there had been some more burning.

Mrs. West said they got rid of the trailer that was on the property. She said that took up a lot of time.

Guy Gentry asked if the frame is still there.

Mrs. West said there is a piece of it left because they couldn't get it out of the ground. She said a tree had grown up through it.

Guy Gentry asked if that is where they had been burning.

Mrs. West said yes and they have got it loose and they are supposed to come pick it up but they haven't done so yet. She said they have a trailer sitting out in the front that had trash in it and they pulled it there because of the rain. She said they have carried off two or three loads of trash and debris to the landfill but she doesn't have enough money to haul off the one sitting out front. She said it will be taken off this week.

Guy Gentry said there looks like there are about 6-8 tires back there too.

Mrs. West said they will be getting rid of them too. She said they were back hidden in the brush and they have stacked them up so they can be taken off.

Guy Gentry asked her what time frame she is looking at to get rid of the rest of the frame and the tires.

Mrs. West said since this has started her son has lost his job so that has put a financial damper on things. She said maybe another thirty days will get it all done. She said they have been working hard and even the neighbors who complained have been bragging about how things look down there. She said they are satisfied with what they are doing.

Guy Gentry asked for comments from the Board.

Mike Moesner said the pictures do look better than from the beginning.

Mrs. West said they have been doing a lot of mowing and they got permission from the fire department to burn a lot of the trash and trees. She said they have been working hard doing all of that.

Mike Moesner asked Guy Gentry if he was out there today.

Guy Gentry said he took the pictures this morning. He said obviously progress has been made from the beginning but it still looks like there is a lot there but it is piled up beside the house and on a trailer. He said it is on the trailer and ready to be hauled off but it is still there.

Mrs. West said the reason it is there is because of the rain. She said her back yard has six inches of water there and you can't walk back there.

Guy Gentry said he doesn't have a problem with giving her a little more time as long as she is progressing. He said they can't continue it forever though.

Mrs. West she knows and it should be coming close to an end.

Mike Moesner said he understands what she is talking about with the rain because he can't get much done either. He made a motion giving her another thirty days.

Richard Reid seconded and the motion unanimously carried.

Guy Gentry said they really need to make a good effort to get this cleaned up.

Mrs. Rector asked if they would make a date instead of thirty days before the next meeting.

Mike Moesner amended his motion to grant her until July 5th to have the property cleaned up. Richard Reid amended his second and the amended motion unanimously carried.

Formal Complaint ~ Frank Schnell dba FIT Tire Recycling, OWNER OF RECORD: J.H. Service Co., Inc., by Ronald Witt, Sr., Pres. ~ Tire storage

Mrs. Rector said this has been on the agenda for well over a year for the violation. She said they had an Agreed Order with IDEM to clean up the violation and it ends this month and we received an email from Megan Bolyard on June 5, 2013 stating their last inspection was on May 14, 2013.

She said Ms. Bolyard said the inspection report has not gone through the final review and it is not public yet but she could share their findings; at the time of the inspection they estimated there to be less than 2,000 tires remaining and FIT Tire representatives were continuing to conduct clean-up efforts and have stated they have not been accepting waste tires since March 15, 2013. She said Ms. Bolyard added that while they were on site they discussed their plans regarding their waste tire processor and transporter registration and according to Frank Schnell they do not plan on conducting any of the activities, including transporting and they plan on terminating their registrations. Mrs. Rector said both Jeff Valiant and Guy Gentry took pictures of the property this morning. She said Guy reported that they have less than 1000 tires on the property and they are not visible and he spoke with the Schnell's who told him the State is coming back this Thursday and they need to have all of the tires gone and they plan on getting rid of all their equipment before the month is over. She said they also told him they have lost their home and are leaving Warrick County. (copy of email and photos in packets.) She said it is amazing what it looks like.

Guy Gentry said Mrs. Schnell asked if they needed to come to this meeting. He said he told her she didn't need to. He said there is one place that he thinks there may have been tires under the conveyor belt but the rest are inside. He said they told him both of the box trucks are empty and all of the remaining tires were supposed to be gone Saturday but the guy didn't show up and if he didn't show up today they were going to get someone else because they want released Thursday when the inspector comes. He said they will release them if there are no tires there but until they get rid of the shredding equipment they won't be totally released. Mr. Schnell told him he said he heard the owner of the property was getting ready to sell it. He said Mr. Schnell said it would be in better shape than it was when he rented it because it had all kinds of wood skids and weeds. Guy Gentry said the truck was full of stuff they were getting ready to haul off when he was there and he said he thanked them for making this effort and apologized things didn't go over well because he honestly feels there is a need here. He said they will see where the tires go now.

Mrs. Rector said they are not in violation with the Plan Commission because they can have 1,000 tires inside. She said if they get those few outside picked up they are fine with them.

Guy Gentry said he guessed so as far as he could see.

Mrs. Rector asked if they want another inspection done next month just to see if they are closed down.

Guy Gentry said it has gone on all this time what is one more month.

Mrs. Rector asked if the Schnell's need to attend.

Mike Moesner said he didn't see any need.

Attorney Doll said the only thing he would caution is that at some point they revoke the prior approval for this site.

Mrs. Rector said this use takes a Development Plan in an “M-3” zoning and the ordinance says if someone else comes in they have to re-apply.

Attorney Doll said within three years. He said there is a time limitation.

Mrs. Rector said the old ordinance said that if it stopped for six months the “M-3” zoning reverted back to its original zoning district. She said that wording isn’t in the ordinance now and it probably needs to be.

Attorney Doll said so without that language in the ordinance, at some point once they quit operating, they need to withdraw the rezoning.

Guy Gentry asked if they can do that now.

Attorney Doll said they have to give them notice because of the violation.

Mrs. Rector questioned if they can just revert the rezoning without an ordinance or say that no one can do anything there without a Development Plan.

Attorney Doll said he didn’t care which way-he just doesn’t want another tire recycling business to think they can buy the equipment that is already there and just start up again.

Discussion ensued over the language of the ordinance regarding Development Plans. Discussion ensued that someone could purchase the equipment and start up again.

Guy Gentry said Mr. Schnell told him things have already changed; some of his equipment is no longer acceptable by IDEM and so that machine is basically worthless. He said the Schnell’s were intending to sell that machine to one of their customers and now they can’t do that.

Attorney Doll again stated he didn’t want to see another tire facility come in there.

Mrs. Rector asked if the Board wants her to prepare an ordinance to have the zoning revert back to the original zoning once the use ceases.

It was the consensus of the Board for her to prepare an ordinance for next month.

Guy Gentry said he could talk to Mr. Schnell and he might be willing to come in and withdraw his rezoning.

Richard Reid said he isn’t the owner of the property.

Guy Gentry asked who rezoned the property.

Mrs. Rector said the owner was a party to the application.

Discussion ensued over the owner selling the property and the equipment on the property.

Mrs. Rector said the Commissioners can petition to rezone property they don't own.

Attorney Doll said that is correct. He said this Board can revoke because of violations.

Guy Gentry said he isn't in violation any more.

Mrs. Rector asked if they could vote to revoke it right now.

Guy Gentry said that wouldn't be his motion; his motion would be they are no longer in violation. He suggested this be tabled until next meeting and they could do a little research on how to get the rezoning back.

Mrs. Rector said she would prepare an ordinance for the next meeting.

Jeff Valiant asked if they plan on having everything cleaned up by Thursday.

Guy Gentry said they plan on having the tires gone by Thursday. He said they are hoping to get the rest of the equipment out by the end of the month.

Jeff Valiant clarified they are moving away also.

Guy Gentry said they told him they have lost their house and everything but they didn't say where they were going.

ATTORNEY BUSINESS:

Warrick County Plan Commission v Donald G. Adams and Gotham Recovery, LLC ~
Court Agreement

Attorney Doll said they have a copy of an email he sent to Sherri on June 5th from Marco DeLucio that explains the question.

I am following up with you concerning the above referenced matter. When we spoke in early April you indicated that you were going to recommend to the Plan Commission that the Plan Commission enter into a Stipulation with Mr. Adams which will be filed with the Court which would prohibit Mr. Adams from operating a wrecker service or a vehicle storage business on his property. We further agreed that Mr. Adams could park his two wreckers in his barn/garage presuming these are both below the 1.5 ton threshold. You further indicated that you would discuss with the Plan Commission waiving penalties and costs.

Guy Gentry asked what penalties and costs – the \$300 a day.

Attorney Doll said attorney fees, filing fees. He said they don't pay filing fees. He said he doesn't remember making/participating in this discussion how the penalties apply.

Guy Gentry said he would think the attorney cost would definitely have to be covered. He said he sees no way to waive that.

Mrs. Rector said there are attorney fees that have been turned in to the Commissioners for payment.

Guy Gentry said then he would not recommend waiving of attorney fees.

Attorney Doll said they are proposing to enter into a judicial stipulation promising the property would not be in violation of the zoning provided he could continue to store his two wreckers in the building on his property as long as they are within the weight limits of the ordinance which is 1.5 tons. He asked the Board how they want him to proceed.

Guy Gentry said he didn't have a problem with the wreckers being there, the problem is they come back with a car hooked on the back of it.

Jeff Valiant said the problem was also all of the cars sitting behind the barn.

Guy Gentry said he drives a take home truck and it is the same thing and he doesn't have a problem with him taking them home but when he personally brings work home it is a laptop.

Attorney Doll said they can try to craft some language in the stipulation that would say it could be the truck without any attached vehicles at any time, even overnight and parked inside; or they can go before the Judge. He said he would be happy to do that if they want him to. He reminded the Board this was a situation where they had a violation and summoned Mr. Adams before them and the law was explained to him. He said Mr. Adams did file for rezoning and then he withdrew it and it continued to be a problem and that is when they instructed him to file the violation petition and this is where they now are. He said they are due in Court on the 21st.

Jeff Valiant said he agrees with Mr. Gentry, if the tow trucks are sitting in the barn he would be happy with that. He said the violation was the cars in the back and the ones in the front yard and driveway.

Mrs. Rector said at one time there were twenty cars there.

Attorney Doll said he was running his towing/recovery business.

Mrs. Rector said there was always about six cars sitting in the back that he said he worked on his friends' cars.

Discussion ensued that many people drive home work trucks and that the weight limit is 1.5 tons.

Mrs. Rector said she agreed the trucks would be alright but she feels the attorney fees should be paid.

Guy Gentry made a motion they draft an agreement allowing him to take no more than two , 1.5 ton wreckers home, that they be housed inside the barn/garage and that he bring no cars home to stay overnight and that fines be limited to the attorney costs. Mike Moesner seconded the motion.

Jeff Valiant asked if that is setting a precedent such as if someone drives their Vectren truck sitting in their driveway and the neighbor doesn't like it there, are they going to say it has to be inside a barn/garage.

Attorney Doll said it sets no more of a precedent than the ordinance now says because it can't be over 1.5 tons.

Mrs. Rector questioned if they have to be inside a garage; that is what Jeff is asking. She said it doesn't have to go in a garage.

Guy Gentry amended his motion to be no more than two, 1.5 ton wreckers on his property and that he bring no cars home to stay overnight and that fines be limited to the attorney costs.

Rick Reid asked about any fines.

Guy Gentry said they haven't been to court yet so no fines have been assessed by the Judge – it could be \$300 per day.

Mike Moesner amended his second and the motion unanimously carried.

EXECUTIVE DIRECTOR BUSINESS:

Discussion of waivers.

Mrs. Rector said today the Commissioners approved the ordinance that allows the Plan Commission to grant waivers from the Subdivision Control Ordinance. She said in the Subdivision Control Ordinance there is a section about Irrevocable Letters of Credit for developers who have not completed the streets and sidewalks and it gives them a certain amount of time to do that. She said the Letters of Credit are made out to the Board of County Commissioners; however, it is all done through the Plan Commission Office. She said they keep a record of the times and send the developers letters reminding them of when they need to be renewed. She said lately, because of the economy, several developers have come before the Commissioners asking for extensions/waivers beyond the approved time limit in the ordinance. She said after the ordinance came through, her question to Attorney Doll is do they want to include that in the Plan Commission's responsibility or can they still keep that with the Commissioners. She said the Commissioners are over streets and sidewalks, the acceptance and

maintenance and construction of them. She said Attorney Doll felt that could be left with the Commissioners.

Attorney Doll said he feels it should be with the Commissioners to decide about the timing of when those improvements are done and the bonds released because they do accept them for maintenance.

Guy Gentry said that is the way they are doing it now.

Mrs. Rector said so they feel that she shouldn't change that part of the ordinance.

Attorney Doll said that would be his recommendation to leave it in the Commissioners hands.

Mrs. Rector said it basically all goes through the County Engineer and through the Commissioners Departments and employees anyway. She said she just didn't want to have to drag them up to this Board if she didn't have to. She said she just wanted a clarification.

Mrs. Rector said if someone is seeking a variance on sidewalks and they want to put in a walking trail in or not put in sidewalks at all and they are going to ask this Board for a waiver, should they come before the Board the month before to ask for that waiver or it be part of their application when they come to the Board. She said the reason she is asking is with a primary plat that doesn't want sidewalks, they will go to the Commissioners first with their street plans. She said the street plans include the sidewalks, so the Commissioners won't know whether to approve it or not because they haven't received a waiver from this Board; unless they come before hand.

Guy Gentry said it doesn't matter to him because he isn't giving any waivers for sidewalks.

Mrs. Rector said she wants to know how they want to handle these waivers.

Attorney Doll said at the very least all waivers have to be included in the application and so at the time the application is filed, all waivers are included. Morrie Doll clarified the plans go before the Commissioners before primary plat approval.

Mrs. Rector said they have to have street and drainage plan approval before this Board can approve the plat.

Attorney Doll said then the only thing they can do is go before the Commissioners as they have applied for and if the Commissioners approve the plans it will be subject to them getting their waivers. He said if it isn't given a waiver then they will have to go back to the Commissioners.

He said otherwise they would be trapped...he said they aren't going to be dealing with the streets because that is Thoroughfare and that is the domain of the Commissioners.

Mrs. Rector said they can't give waivers from the zoning ordinance either.

Attorney Doll said they could decide that sidewalks are part of the thoroughfare and they wouldn't have jurisdiction over sidewalks or they could ask the Commissioners not regulate sidewalks. He said it would be nice if one or the other made that decision. He said if they would consider it part of the Thoroughfare Plan then it would be the Commissioners' call otherwise it is this Board. He said from a developer's point of view he would think they would like a clear answer from one agency.

Mrs. Rector said the ordinance says you have to have a 6' Public Utility Easement on each lot and she can see where someone could ask for a waiver and say they can get everything in a 4 foot easement. She said some utilities are asking for their separate easements and it taking up a lot of area. She said she doesn't want them to get here and then be stuck at a primary plat hearing and have to come back in another month. She said she is trying to figure out a way to not stop their development.

Attorney Doll said if they put it on their application then won't it be set for Site Review. He said if there are some red flags as to the nature of the waivers they are seeking they should appear at Site Review and they could be given some guidance at that time.

Mrs. Rector said if they are asking for some significant waiver – she can't even make one up right now – but they do have the opportunity to come before this Board before anything is filed and they could vote on it before the plat comes in. She said that way their engineer would know how to design the plat.

Attorney Doll said if they wanted to have an advisory appearance before this Board they could do that. He said he does have a problem with the Plan Commission giving hypothetical advice. He said that is what the Site Review is for. He said he would rather that be done at Site Review. He said he thinks if they have a hypothetical question posed to them by a future applicant and they give him advice and he relies upon it and then it turns out to be wrong advice for some particular reason, i.e. they didn't have all the facts or the drainage history or something, and it is detrimental to the applicant he is worried about liability.

Mrs. Rector stated that is fine and agreed that all waivers should be disclosed on the application. She just wanted to know how to handle them in advance if they needed to do so.

Attorney Doll said he didn't care how they handle the sidewalks – that is a policy decision, but it would be nice to have one or the other. He said he understands there are strong feelings on the sidewalks.

Mrs. Rector said she feels that is what most the waivers will be for.

Attorney Doll said they may see waivers they can't even think about yet.

Mrs. Rector said the Rainey property was cleaned up and the cost is close to \$10,000. She said that was for salaries and trash etc. She said the County Engineer just gave her the landfill tickets today. She said that is after deducting the money they got from the scrap.

Mike Moesner said so it was more but they sold some scrap and that took it down to this amount.

Mrs. Rector said she thinks they should have an administrative meeting. She said they are really getting in to these big clean-ups and zoning violations and they all know she has been saying for a long time that they need to have an executive session with the Commissioners, Building Inspector, Sheriff and County Engineer and they need to get all this in black and white as to who is going to do what and how it is going to be done. She said the Rainey cleanup was a mess and Guy Gentry had to go out and help Bobby Howard because he didn't know what to take and what not to take. She said now Mr. Rainey is saying he is going to sue the County because they left truck tracks in his yard that needed to be leveled out.

Guy Gentry said they did leave oil in the yard because when they picked up the big truck the strap around it busted the oil pan and so it did leak some oil.

Mrs. Rector said this is a big deal; it isn't just them sitting in a room saying send the County out to clean it up. She said they really need to think about this. She said the man said he had a \$500 wicker set that was thrown away. She said it could have been because wicker is expensive.

Guy Gentry said it was from twenty years ago.

Mrs. Rector said they know what she is saying. She added he also talked about a \$500 grill too. She said there are some things they may think is junk but to the people it isn't junk.

Mrs. Rector said a long time ago she suggested something and it never went anywhere. She said Mrs. West said here tonight that she had trash to haul off and they didn't have the money to pay the landfill fees. She said her recommendation several months ago was that maybe the Commissioners could waive the charge of say ten pickup loads of trash to the landfill. She said that would be a lot cheaper than paying the County Highway Department to go out to a property because then they are paying their salaries and equipment and landfill fees.

Jeff Valiant said that is a very good point.

Mrs. Rector said she thinks a lot of that would get done then because these people have no money and she thinks they should do that sometimes. She said they also talked about a burned

house on Acorn Drive at the last meeting and Attorney Doll said he felt it falls under the Unsafe Building Statute the Commissioners enforce. She said the County Attorney, Adam Long has now sent out an email that he agrees they need to have an Executive Session on all of this clean-up of houses, etc. She said Roger Emmons just told her that Adam Long and Morrie Doll spoke and agreed they could have an Administrative Meeting. She said the Commissioners will probably pick the date and time and she will let them know when it is. She asked if they would rather have it before a regular meeting.

Discussion ensued regarding the times of the Commissioner's meeting and the Plan Commission meeting. It was decided it would be good to have the meeting at 5:00 p.m. on the night of the next Plan Commission meeting.

Mrs. Rector said she will send Mr. Emmons an email to see if July 8th at 5:00 p.m. will work.

Being no other business the meeting adjourned at 7:00 p.m.

Guy Gentry, President

ATTEST:

Sherri Rector, Executive Director